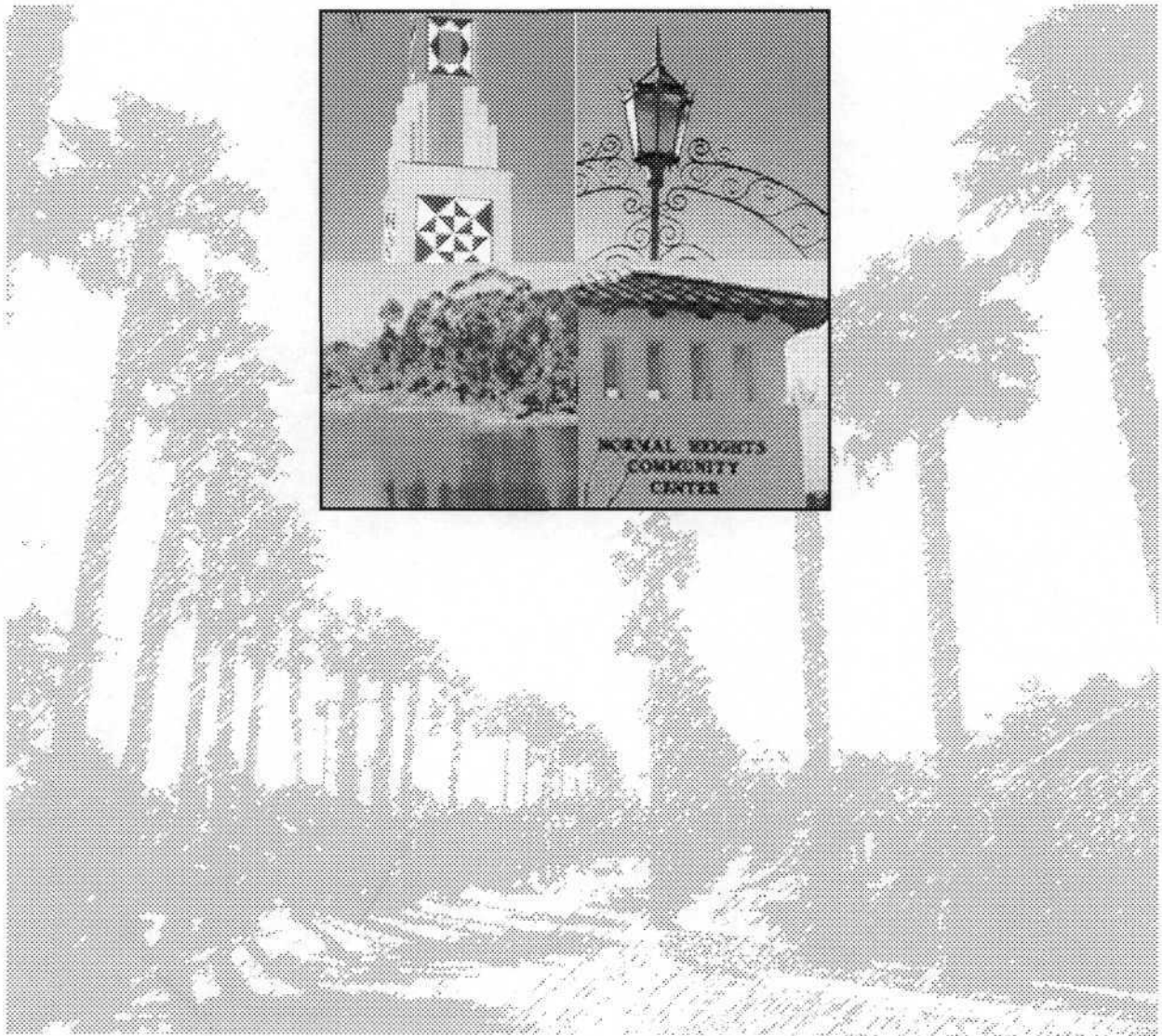


Mid-City Public Facilities Financing Plan



THE CITY OF SAN DIEGO

June 1998

Planning Department • Facilities Financing

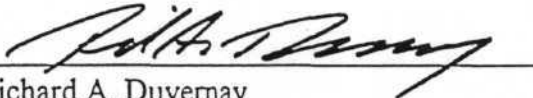
(R-99-153)

RESOLUTION NUMBER R- 290610.

ADOPTED ON AUG 04 1998

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE MID-CITY PUBLIC FACILITIES
FINANCING PLAN AND RESCINDING THE EXISTING AND
APPROVING THE PROPOSED MID-CITY DEVELOPMENT
IMPACT FEES.

By



Richard A. Duvernay
Deputy City Attorney

RAD:lc

07/24/98

Or.Dept:Comm.&Eco.Dev.

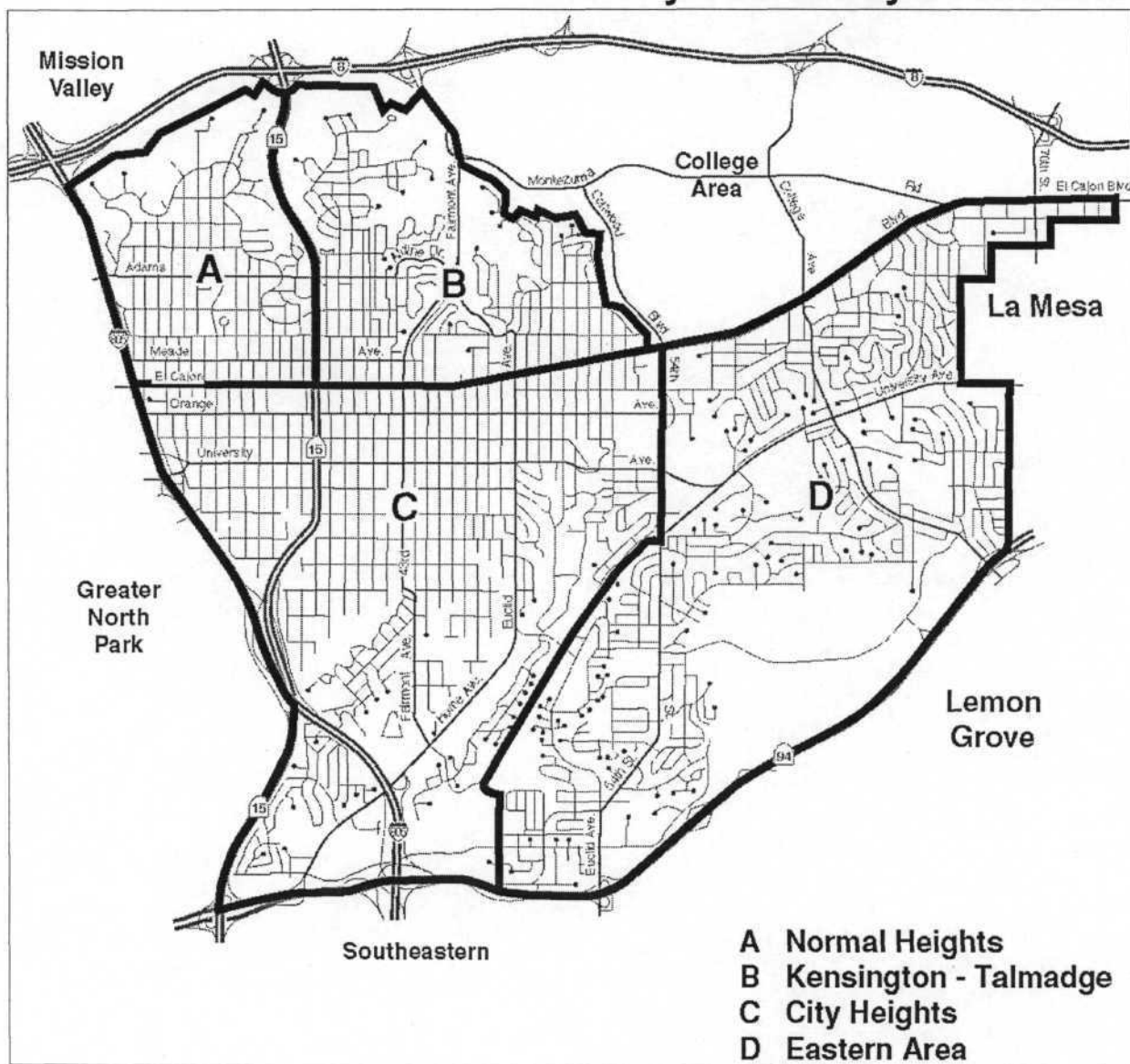
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Mid-City Community Boundaries



Mid-City - Public Facilities Financing Plan

Summary

This document is the first Public Facilities Financing Plan for the Mid-City Communities Planning area and sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals etc.), libraries, park and recreation and fire stations.

The majority of the facilities included in this Financing Plan are needed now to serve existing population. The ultimate build-out of the community is expected over the next approximately 20 years. The Mid-City Communities Plan is expected to be adopted in conjunction with the Financing Plan. The Communities Plan is a guide for future development within the communities of City Heights, Eastern Area, Kensington/Talmadge and Normal Heights, and serves to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the Community. Impact Fees for residential development was adopted on August 4, 1987 by Resolution #269019 and Impact Fees for non-residential development on September 14, 1987 by Resolution #269274. This document provides the basis for a revision of the Impact Fees for the Mid-City Communities. It is projected that residential impact fees will generate approximately \$8.0 million and non-residential impact fees will generate approximately \$8.5 million. These funds will be short of the \$366.0 million required to satisfy the Mid-City Communities public facilities needs. The funding "gap" will have to be satisfied by other funding programs such as Capital Improvements Funds, State and Federal grants, private grants from major foundations, assessment districts, etc. Over the next year City staff will work with the communities in efforts to identify funding to enable the implementation of these public facilities.

General

The PROGRESS GUIDE AND GENERAL PLAN (General Plan) for the City of San Diego recommends the division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land which is presently undeveloped.

The Mid-City area is an urbanized area located centrally in the San Diego metropolitan area, Northeast of Centre City, South of Mission Valley, and

West of the City of La Mesa. The Mid-City communities include four, City Council approved, community planning areas: City Heights, Eastern Area, Kensington/Talmadge and Normal Heights.

Development Forecast and Analysis

The Mid-City Communities, totaling approximately 8,500 acres, is developing in accordance with the Community Plan to be approved by Council concurrent with this document. Currently, Mid-City contains approximately 52,000 dwelling units with a population in excess of 130,000 people. An analysis of projected development, using the Proposed Community Plan as a guide, indicates that there will be a potential increase of 3,318 Dwelling Units and approximately 110,000 Average Daily Trips.

Periodic Revision

To ensure that this program maintains its viability, this Plan may be periodically revised to include, but not necessarily be limited to, Council changes (Amendments) to the Community Plan.

City staff working together with the recognized planning groups should review and update this Plan periodically, and amend as necessary.

On an annual basis, City staff and the four recognized community planning groups should review the status of the Financing Plan, including a review of the Capital Improvement Program, to ensure that it's consistent with the goals and recommendations of the Community Plan.

Existing Public Facilities & Future Needs

Transportation

Mid-City is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Additional transportation improvements will be necessary to meet the needs of future development.

Transportation improvements in Mid-City are dictated by traffic volume. Improvements will be funded through a combination of Development Impact Fees (DIF) and other funding sources yet to be determined. Additional details on transportation improvements are provided in Tables 1-5.

Fire Protection

Fire protection for Mid-City is provided by Station #10, located in Rolando, Station #17, located in City Heights, Station #18, located in Normal Heights and Station #26, located in Oak Park. In addition the area is also served by Station #14, located in North Park and four stations near Mid-City to the West and South. No new stations will be required.

Library

Library service to the Mid-City Community is served by three branches, the City Heights Branch, Kensington/Normal Heights Branch and the Oak Park Branch. The area is also served by the College Heights Branch on College Avenue North of El Cajon Boulevard.

Most of the Mid-City Communities were developed prior to the adoption of the current General Plan standards for libraries. As a result the Community is lacking adequate library services. It is anticipated that additional facilities will be required. The projects are further described in Tables 1-5.

Park and Recreation

Most of the Mid-City Community was developed prior to the adoption of the current General Plan standards for parks. As a result the Community is deficient in park acreage.

Park and Recreation needs, which are based on the General Plan standards, consist of the acquisition and development of several parks. The projects are further described in Tables 1-5.

Police Protection

The Mid-City police substation recently opened in City Heights, adding to Mid-City's two police storefronts currently in the Eastern Area and City Heights area and two neighborhood satellite offices in Normal Heights and City Heights. No new stations will be required.

Community Service Center

The Mid-City Community Service Center is currently located at 3902 El Cajon Boulevard at 39th Street. This facility provides a convenient location for residents to obtain a variety of City Services, and supports other neighborhood programs, including a meeting room for Community Groups.